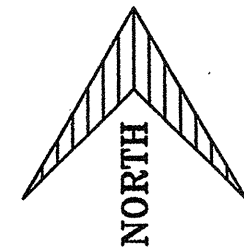


040377

SUBDIVISION PLAT ESTABLISHING REPUBLIC SELF STORAGE

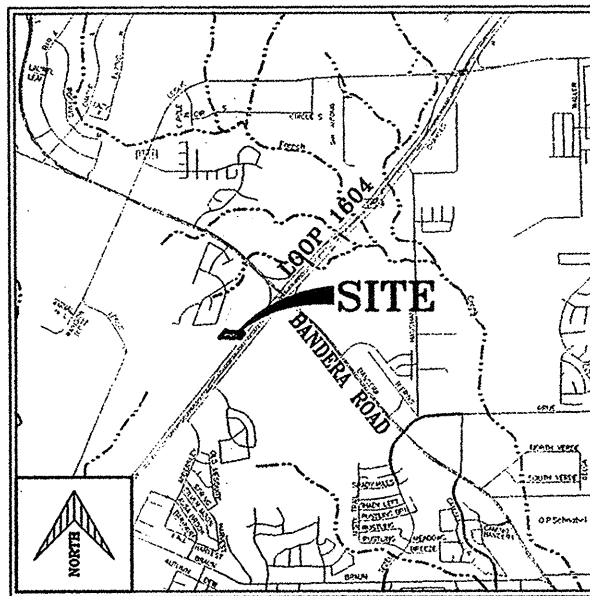
BEING LOT 1 (1.800 ACRES), BLOCK 10, NEW CITY BLOCK 15663,
SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A CALLED 91.989 ACRE
TRACT OF LAND, SAID TRACT BEING RECORDED IN VOLUME 5603, PAGE
1647 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

BEARINGS BASED ON THE
WEST RIGHT-OF-WAY LINE
OF F.M. LOOP 1604 AS
BEING N 39°41'48" E.

04 JUN 10 AM 8:01
Office



LOCATION MAP
NOT TO SCALE

LEGEND:

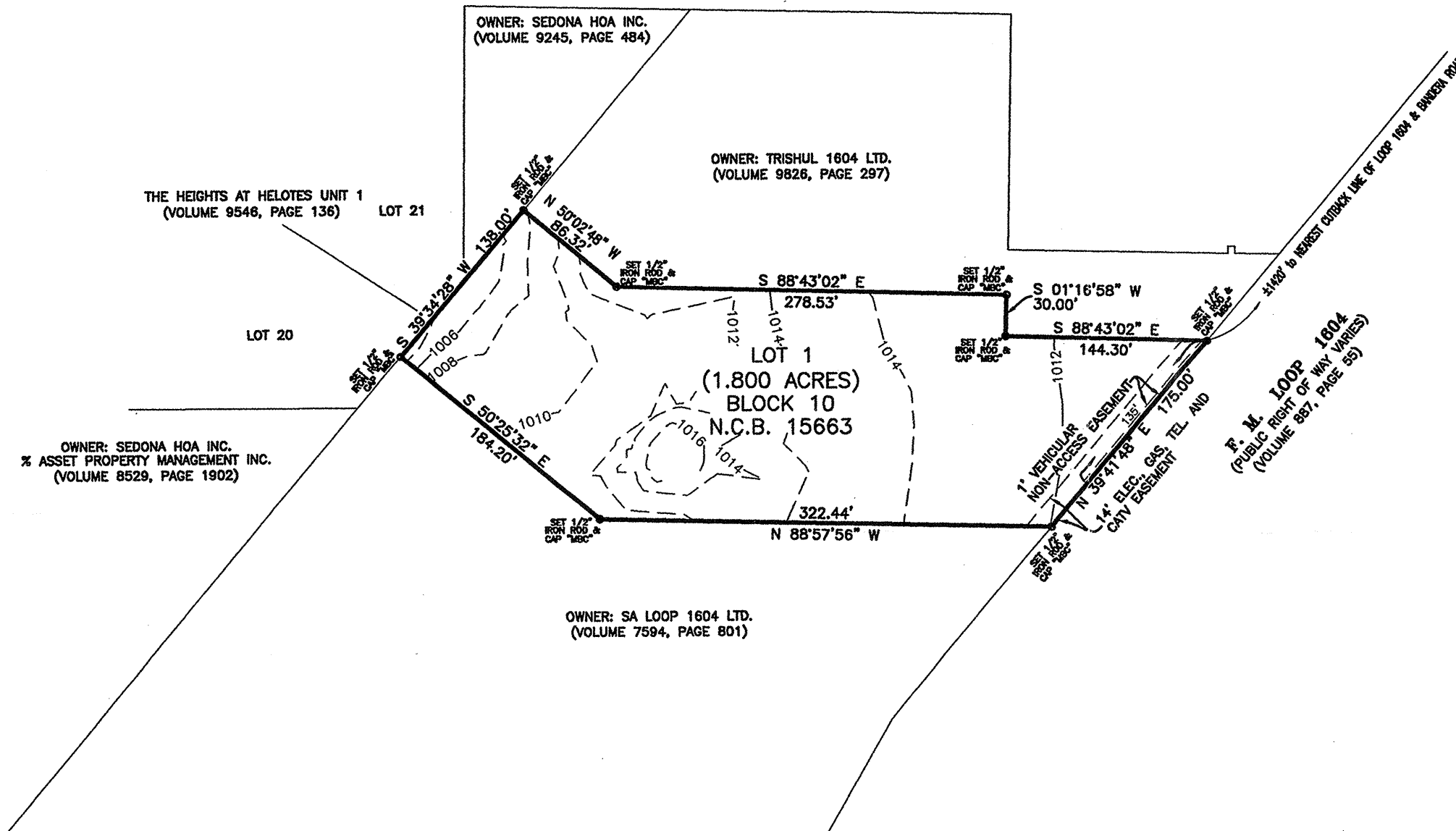
EXIST.	-----	EXISTING
ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESMT.	-----	EASEMENT
B.S.L.	-----	BUILDING SETBACK LINE
R.O.W.	-----	RIGHT-OF-WAY
N.C.B.	-----	NEW CITY BLOCK
BLK.	-----	BLOCK

NOTES

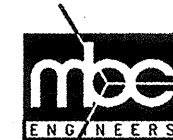
1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480045 0241 F DATED 1-04-02, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DEFINITION: (FOR MORE DETAILED DEFINITION PLEASE CONSULT FLOOD MAP(S))
ZONE X (UNSHADED) AREAS OUTSIDE 500-YEAR FLOODPLAIN
2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
4. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT TIME OF PERMIT.

TxDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 175.00'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.



DEVELOPER:
SANDFORD INVESTMENT COMPANY, INC.
601 W. MAIN
DECATUR, TEXAS 76234
TEL. NO. (940) 627-0900



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

28888-0774

THIS PLAT OF _____ REPUBLIC SELF STORAGE _____ WAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____

BY _____ SECRETARY _____ BY _____ CHAIRMAN _____

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____

DAY OF _____, A.D. 20____, AT _____ M. AND DULY

RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M.

IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL

OF OFFICE.

THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY

SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, DEEDS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER
ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
_____ KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

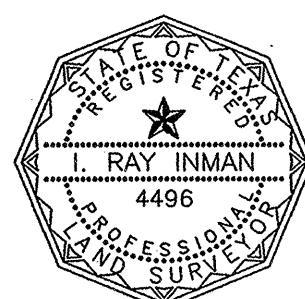
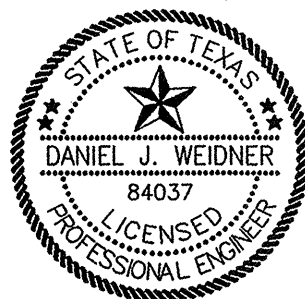
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER _____

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE
ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR _____



NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
IS HEREBY REQUESTING THE SUBMITTER AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND "SERVICE" FACILITIES IN THE PLAT AS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND
"GAS EASEMENT". THE SUBMITTER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, RECONSTRUCTION,
MAINTENANCE, REPAIRS, INSPECTION, POTENTIALS, AND EXISTING POLES, HANDING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER
WITH THE RIGHT OF ACCESS AND EGRESS OVER DRIVeways, ALLEYS, AND LAND, THE RIGHT TO REMOVE AND
REPLACE FACILITIES WITHIN AND OUTSIDE THE RIGHT-OF-WAY, AND THE RIGHT TO REMOVE AND REPAIR
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY INTERFERE WITH THE
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS
EASEMENTS WHICH ARE SERVED ONLY BY FROM LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY
UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT
WIDE EASEMENTS.

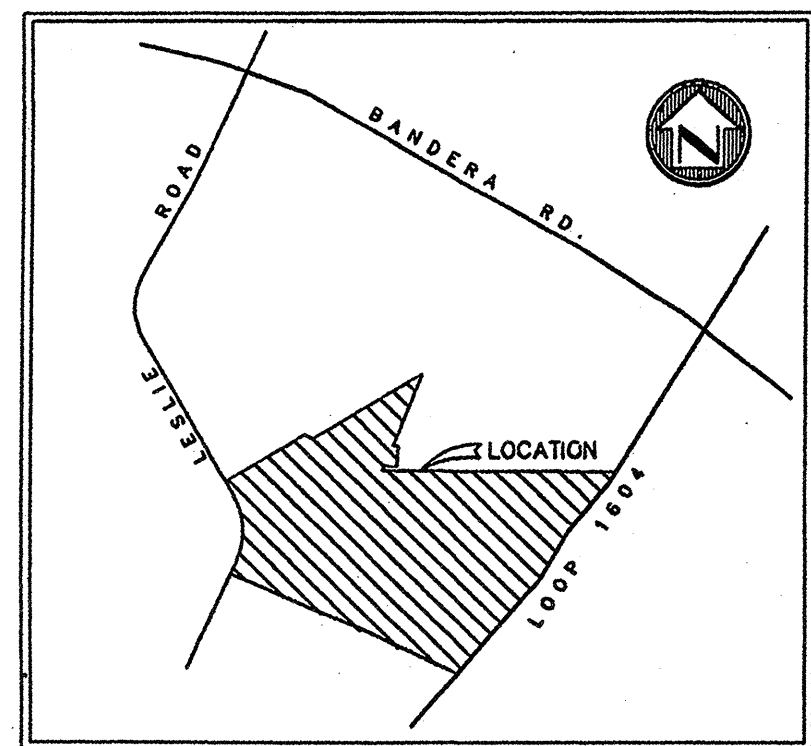
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN
SAID EASEMENT DUE TO GROUND CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GROUND CHANGES OR GROUND ELEVATION ALTERATIONS.
THIS PLAT DOES NOT MANDATE, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,
SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

(NONE AFFECTED)

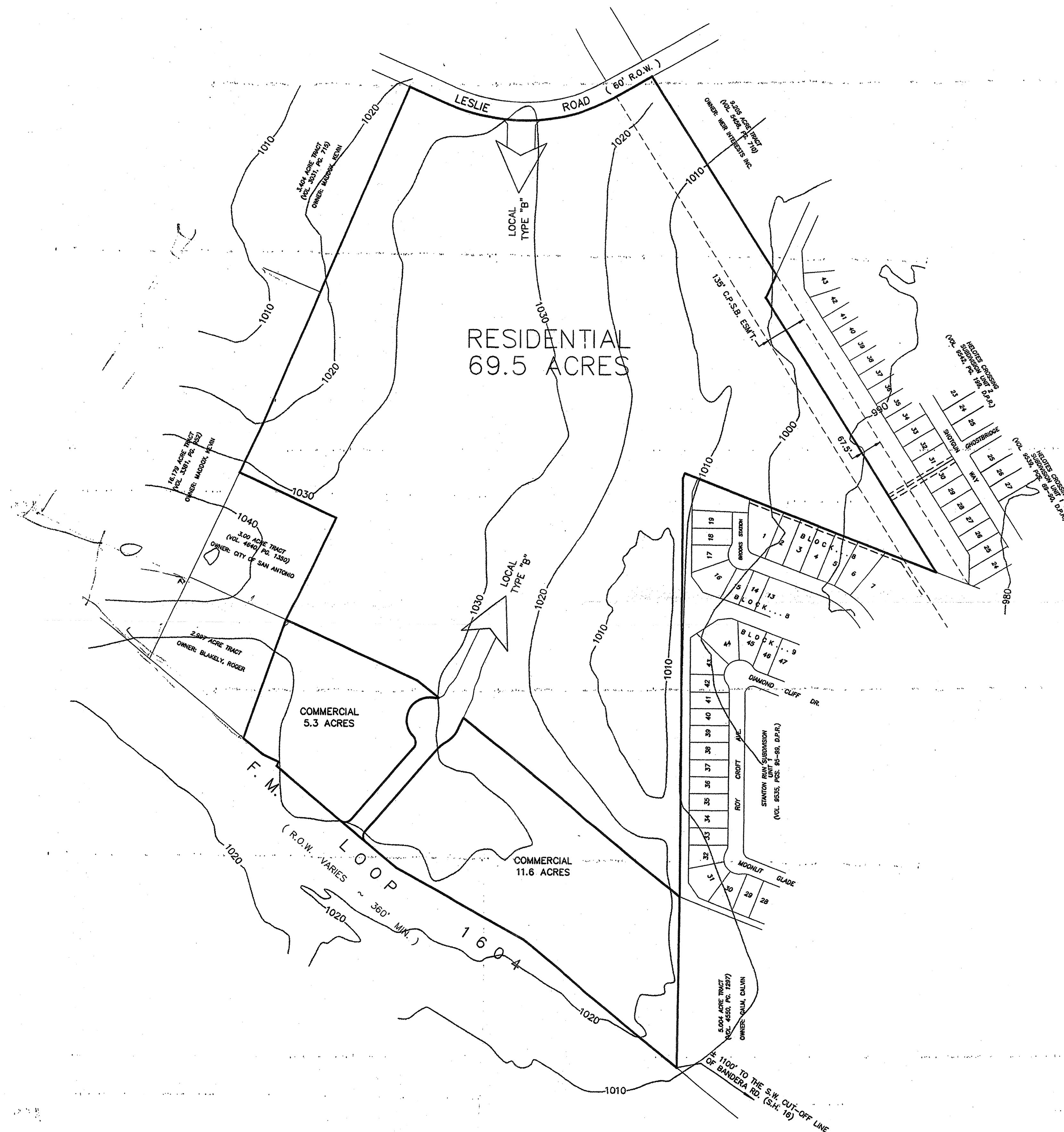
NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) IS
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM
UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT
FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

VRP# 04-06-134



LOCATION MAP



UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO RIVER AUTHORITY
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTE:
STREET LAYOUT IS APPROXIMATE.
APPROXIMATELY FIVE PHASES - SINGLE
FAMILY AND FIVE PHASES - COMMERCIAL

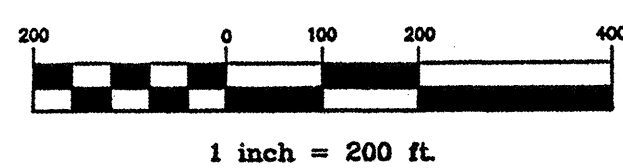
DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

MDP#642

RECEIVED
99 MAY 28 PM 2:53
CITY OF SAN ANTONIO
DEPT. OF PLANNING
AND DEVELOPMENT
COMMUNITY DIVISION



GRAPHIC SCALE



P.O.A.D.P. PLAN

for
HEIGHTS @ HELOTES

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JUN 10 AM 8:01



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46701.00
FILE: _____
DATE: 05/13/99
DESIGN: _____
DRAWN: M.G.
CHECKED: _____
SHEET 1 OF 1

VRP# 04-06-134



Permit File # 09-06-134



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 09-06-134

Assigned by city staff

Date: _____

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: David Triplett

Phone: 210-593-0444 Fax: 210-593-0447

Address: 9100 I.H. 10 Suite #102

City: San Antonio State: Texas Zip code: 78230

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: Republic Self Storage

(b) (k) Site location or address of Project and Legal description:

Lot 1, Block10, N.C.B. 15663

6/9/04

P:\0774\28888-Republic Self Storage - Bandera\Letters\VRP 060104.doc

04 JUN 10 AM 8:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Council District 8 ETJ Y Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 78408 S.F.

(e) Total area of impervious surface, in square feet 74,488 S.F.

(f) Number of residential dwellings units, by type; 0

(g) Type and amount of non-residential square footage; Mini Storage 95,000 sq. ft.

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? May 28, 1999

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

No construction has occurred at this site

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JUN 10 AM 8:00

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Heights of Helotes # 642

Date accepted: 07/30/1999 Expiration Date: _____ MDP Size: 864 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

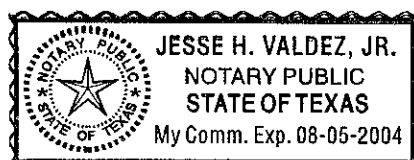
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: DAVID TRIPLETT Signature: [Signature] Date: 6/9/04

Sworn to and subscribed before me by DAVID TRIPLETT on this 9th day of JUNE in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

6/9/04



City of San Antonio
Development Services
Subdivision Section

PLAT INFORMATION

Date Submitted: _____

Plat ID Number: **040377**

Plat Name: REPUBLIC SELF STORAGE 04 MAY 24 PM 3:02

Owner/Agent: SANDFORD INVESTMENT COMPANY, INC. Phone: (940) 627-0900 Fax: 627-2799

Address: 601 W. MAIN, DECATUR, TEXAS Zip code: 76234

Engineer/Surveyor: MACINA BOSE COPELAND Phone: (210) 545-1122 Fax: 545-9302

Address: 1035 CENTRAL PKWY. N., SAN ANTONIO, TX. Zip code: 78232

Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO

If YES, please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881. (Indicate "TIF" with Project Name on all submissions).

BACKGROUND

1. ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION

2. Plat is associated with the development of a:

☒ POADP/MDP: Y / N Name HEIGHTS AT HELOTES # 642 Date Approved: 07/30/1999

☐ PUD: Y / N Name N/A # --- Date Approved: ---

3. All Specific Uses Proposed: self storage (restaurant, day care, warehouse, etc.)

4. City Council District 7 Ferguson Map Grid 546 F3 School District N.I.S.D.

5. Water Service: ☒ Saws ☐ Well ☐ Other Utility (name) _____

6. Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name) _____

7. Existing Zoning C3 Case # if new application is in process _____

8. San Antonio City Limits ☒ Yes ☐ No

9. Edwards Aquifer Recharge zone? ☐ Yes ☒ No

10. Previous/existing land fill? ☐ Yes ☒ No

11. Flood plain? ☐ Yes ☒ No

PLATTED AREA

Streets ☐ Public ☐ Private

total acreage N/A

Linear Ft _____

Parks ☐ Public ☐ Private

total acreage N/A

FEES (please refer to the current fee schedule)

	<input checked="" type="checkbox"/> Major Acres	<input type="checkbox"/> Minor Lots	Base fee: \$ <u>625.00</u>
Single-Family	_____	_____	x _____ per lot = \$ _____
Non-Single Family	<u>1.800ac.</u>	_____	x <u>480.00</u> per acre = \$ <u>864.00</u>
Private Streets, Common Area, Easements & Other (NSF acreage fee)	_____	_____	x _____ per acre = \$ _____
Drainage, Conservation, landscape esmts	_____	_____	exempt if Permeable
Open Space, Parks, greenbelt esmts (designate as "Permeable" on the plat or pay NSF fee)	_____	_____	Exempt
Right-of-Way	_____	_____	Exempt
TOTAL	<u>1.800ac.</u> (acres*)	<u>1</u> (lots)	
			Replat PH \$ _____
			Notification fee \$ _____
			Variance \$ _____
			Deferral \$ _____

* Total acreage as it appears on the plat

☐ Amending

\$ _____

☐ Vacating Declaration (not in conjunction with plat)

\$ _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN 01 AM 8:01